

SURVEY FOR: CPED, CITY OF MINNEAPOLIS

4900 Hiawatha Avenue, Minneapolis, MN. (VH 263)

CONTRACT NO. C-22891 RELEASE NO. 002

BENCHMARK:
Top Iron Monument B15,
Mn/DOT R/W Plat No. 27-98
Elevation = 200.00 feet,
Assumed Datum.

LEGEND:

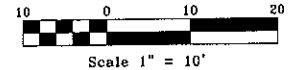
- O DENOTES IRON PIPE SET BY LICENSE NO. 13792
- B15 DENOTES POINT NUMBER ON Mn/DOT R/W Plat No. 27-98
- 197.98 DENOTES EXISTING SPOT ELEVATION.
- Enc DENOTES ENCROACHMENT OVER PROPERTY LINE
- Clr. DENOTES CLEAR OF PROPERTY LINE.
- TC DENOTES TOP OF CURB ELEVATION.
- WEN DENOTES PLAT MEASUREMENT IN WENONAH TRIANGLE.
- GEO DENOTES PLAT MEASUREMENT IN GEO W LINCOLNS ADDITION TO MINNEHABA PARK.
- MEAS DENOTES MEASURED DISTANCE.

NOTES:

- 1) Bearings are based upon Mn/DOT R/W Plat No. 27-98
- 2) Elevations shown are based on assumed datum
- 3) Property ID No. 18-028-23-14-0017
- 4) Property contains approximately _____ square feet or _____ acres.
- 5) Address: 4900 Hiawatha Avenue, Minneapolis, Minnesota.
- 6) Title Commitment No. 0R1041728-C, effective 10/24/06 by Old Republic National Title Insurance Company
- 7) Playground equipment fiberglass shed and stone retaining wall belong to the adjoining property owner to the south and encroach onto the subject property
- 8) Wood deck on adjacent property encroaches into the alley right-of-way.

NOTE:

There are no records to indicate that the alley between the "PARK" parcel and Lot 1, Block 1 Geo W Lincolns Addition to Minnehaha Park was ever vacated. We recommend petitioning the City of Minneapolis to vacate said alley.



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

DRAFT DATE 03/04/2008

Date: _____ Lic No. 13792

LEGAL DESCRIPTION PER OLD REPUBLIC TITLE COMMITMENT

No. 0R1041728-C, EFFECTIVE DATE 10/24/06:
Park located in the Plat of Geo W Lincolns Addition to Minnehaha Park, Except Parcel 88 as shown on Mn/DOT R/W Plat No. 27-98 filed as Document No. 7127154, according to the recorded plat thereof and situate in Hennepin County, Minnesota.

Abstract Property

LEGAL DESCRIPTION PER HENNEPIN COUNTY TAX DESCRIPTION:

"Park" on the Plat of Geo W Lincolns Addition to Minnehaha Park and later platted by the Minneapolis Park Board as WENONAH TRIANGLE, Except Parcel 88 as shown on Mn/DOT R/W Plat No. 27-98 filed as Document No. 7127154, according to the recorded plat thereof and situate in Hennepin County, Minnesota; also that part of the vacated alley adjacent to and northwesterly of Lot 1, Block 1, said Geo W Lincolns Addition to Minnehaha Park, shown as Parcel F on said Mn/DOT R/W Plat No. 27-98, as the same is on file and of record in the office of the County Recorder of Hennepin County Minnesota

NOTE: THIS SURVEY CERTIFICATE IS NOT VALID WITHOUT A RAISED SEAL.
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DATE:	REVISIONS:

C. E. COULTER & ASSOCIATES, INC.
LICENSED LAND SURVEYORS IN MINNESOTA AND WISCONSIN



1103 West Burnsville Pkwy, #200
Burnsville, Minnesota 55337
Phone: 952-808-9500/FAX: 952-808-9501
E-mail: coulter@cecoulter.com

SCALE: 1" = 10'
JOB NO. 12272
BK/PG. 826/86
FILE NO. 3-4-30

SHEET 1 OF 1